

Docket Item #4
BZA CASE #2007-0025

Board of Zoning Appeals
October 11, 2007

ADDRESS: 603 WEST VIEW TERRACE
ZONE: R-5, RESIDENTIAL
APPLICANT: CHRIS ISRAEL AND ERIN STREETER, BY GAVER NICHOLS,
ARCHITECT

ISSUE: Special exception to construct a gabled roof above an existing one story.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard	10.00 feet	4.90 feet	5.10 feet

BOARD OF ZONING APPEALS ACTION OF OCTOBER 11, 2007: On a motion to approve by Mr. Allen, seconded by Mr. Hubbard, the special exception was approved by a vote of 6 to 0.

Reason: The application met the criteria for a special exception.

Speakers:

Chris Israel, owner, made the presentation.

Howard Wiener, neighbor at 602 West View Terrace, spoke in support.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant a special exception, it should contain the conditions under the department comments. Special exceptions must also be recorded with the deed of the property in the City's Land Records Office prior to the release of a building permit.

I. Issue

The applicants propose to replace a flat roof with a gable roof in line with a non-complying side wall of a sunroom.

II. Background

The subject property is one lot of record with a width of 61.99 feet facing West View Terrace, a depth of 81.02 feet and a lot area of 5,021 square feet. The two-story single family dwelling with basement is located 19.20 feet from the front property line, 18.90 feet from the north side property line, and 4.90 feet from the south property line. Real estate assessment records indicate the house was built in 1940.



III. Description

The proposal to construct a gable roof was a part of a larger released building plan set (BLD2007-00015) that includes construction of a two-story rear addition and expansion of the existing one-story side addition. The existing sunroom currently measures 11.00 feet in height from grade to the existing flat roof and sits in the required side yard. Because the owners wish to change the roof to a gable, a special exception is required.



603 WESTVIEW TERRACE
ALEXANDRIA, VIRGINIA

The new two-story rear addition, the new portion of the one-story south side addition, and the new front porch will comply with the R-8 zoning regulations, including setback and floor area requirements (Refer to floor area calculations).

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning: The subject property is zoned R-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Taylor Run Small Area Plan for residential land use.

V. Requested Special Exception: Section 3-406(A)(2)

The R-5 zone requires a side yard setback of at least 7.00 feet. Based on a building height of 16.00 feet at the midpoint of the proposed gabled roof, a side yard of 7.00 feet is

required. The proposed gabled roof will be located 4.90 feet from the side property line. The applicants are requesting a reduction of 2.10 feet facing the south side property line.

VI. Noncomplying structure

The existing building at 603 West View Terrace is noncompliant with respect to the following:

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side	7.00 feet	4.90 feet	2.10 feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

1. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
2. Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
3. Whether approval of the special exception will alter the essential character of the area or the zone.
4. Whether the proposal will be compatible with the development in the surrounding neighborhood.
5. Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

VIII. Staff Conclusion

The proposed gable roof is in keeping with similar houses in the community and will be more in keeping with the proposed design of the new addition. In this case, the applicants are not requesting a special exception for the addition, but only to replace the existing flat roof on an existing non-complying structure.

Staff **recommends approval** of the request for special exception.

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

F-1 No comments.

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-5 A Building Permit is required for the proposed project.

Recreation (Arborist):

F-1 No specimen trees are affected by this plan.

Historic Alexandria (Archaeology):

- F-1 This project does not involve ground disturbance. No archaeological action is required.

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.